



THE LAURELS

59 CORROUR ROAD, NEWLANDS

www.corumproperty.co.uk





4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

This marvellous home is found in a popular Southside address less than half a mile from Newlands Park and bustling Shawlands.

59 Corroul Road is a handsome semi-detached villa in a leafy Newlands address with beautifully tended garden grounds. Originally dating from 1899, the property is very well presented to market and will appeal to an array of potential buyers.

The accommodation in brief; vestibule via storm doors, reception hall with downstairs WC, bay windowed lounge with gas fire, a designated dining room and a superb living/dining kitchen area designed by Cameron Interiors. The kitchen has a range of fitted cabinetry, a breakfast bar, wine fridge, a double oven, induction hob, a dishwasher and a fridge/freezer. A glazed door in the kitchen gives access out to the back garden.

The original staircase lit by a ceiling skylight leads to a split-level landing revealing four versatile bedrooms. The principal bedroom has a bay window formation as well as fitted wardrobes and a four-piece en-suite with underfloor heating whilst one of the other three bedrooms has its own fitted wardrobes. A shower room/WC is accessed from the rear landing and a ceiling hatch gives access via fixed ladder into a sizeable attic space.

Numerous traditional features are found throughout the property including moulded woodwork and detailed ceiling coving together with some very sympathetic contemporary finishes. The specification has gas central heating, partial double glazing and a security alarm system. The property is set in mature gardens with driveway parking to the front and side of the building. The rear garden is of particular note, fully enclosed and landscaped with a gable end door leading into a convenient laundry room and basement storage/access under the full footprint of the property.





59 Corrou Road is approximately 600 yards from Newlands Tennis Club and Newlands Park where the popular Dandelion Café is found. Amenities are available at the Morrisons store bordering Shawlands, the Sainsburys store in Muirend or the Silverburn shopping centre at Pollok. Reputable state schooling is available locally whilst there are a number of pick-up points in Newlands for some of Glasgow's leading independent schools. The closest train station is at Langside on the Cathcart Circle line, approximately 300 yards from the front door.

SS5018 | Sat Nav: "The Laurels" 59 Corrou Road, Newlands, G43 2EA

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Shawlands
247 Kilmarnock Road, Shawlands, G41 3JF

Tel: 0141 636 7588

Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk